



**NEW HOME CONSULTANT**  
**Holly McGowen**  
 (405) 364-9999 Cell Phone  
 (405) 364-9999 Model Home

**Community:** The Grove  
**Model:** 18137 Autumn Grove Drive, Edmond,  
 OK 73012



**18117 Austin Court**  
**Edmond, OK 73012**

HOME PRICED AT  
**\$318,900**

Price and availability are subject to change without prior notice. Accurate as of Mar 31, 2025.

**From the Wellington - Devon Collection**

**Floor Plan:** Devon  
**Square Feet:** 1,520 (m.o.l.)  
**Bedrooms:** 4  
**Bathrooms:** 2.0  
**Garage:** 2 Car



**Elevation B**





# Included Features

**Address:** 18117 Austin Court **Price:** \$318,900

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## Construction / Plumbing / Electrical / Mechanical

Copper electrical wiring  
6 mil poly moisture barrier under slab  
Electric dryer connection in utility room  
Heat-taped condensation lines (attic only)  
Exterior 2 x 4 stud-grade lumber walls (16" on center)  
\*Atlas Pinnacle HP42 130 MPH class 3 impact rated shingles with Scotchgard with lifetime limited warranty

Sheetrock screwed to studs/walls  
\*Uponor AquaPEX tubing for water lines  
Enhanced modified slab on grade foundation  
15.2 SEER electrical central air conditioning  
\*Air and moisture barrier DUPONT TYVEK HOMEWRAP with 10-year warranty  
Exterior to interior CAT 5e outlet in front coat closet (RG6 Quad-shield cable wiring) (Homes permitted after November 1, 2024)

## Bathroom

Undermount sink  
Framed mirrors in all baths  
Light over primary bath shower  
One piece tub/shower enclosure in secondary bathroom  
2 cm granite or quartz countertops with 4" backsplash

Ceramic tile floor  
Price Pfister® bathroom faucet  
Tiled shower wall in primary bathroom  
\*Schluter-KERDI Shower System behind all shower walls

## Interior Finishes

Square corners  
Ventless gas log fireplace  
Ceramic tile floor in baths and utility  
Wall-to-wall plush cut berber carpet with 1/2" 6lb pad  
Standard wood-look tile selections in living room, dining, kitchen, entry and hall.

Ceiling fans in living room and primary bedroom (Box rated and wired for ceiling fans in all other bedrooms)

Hand textured walls  
3" paint grade baseboard and casing  
Insulated entry door (panel style may vary)  
Possible finishes include Satin Nickel, Matte Black, or Oil Rubbed Bronze  
Raised 10' ceiling in living areas and Primary bedrooms (trays 9') (on certain single story plans)  
Enhanced light package including chandelier, island pendants, coach lights and vanity lights (varies per plan)

## Inspections / Engineering

All foundation & frame designs reviewed and stamped by 3rd party state-certified engineer.

HERS Index energy efficiency rating inspection performed twice by 3rd party licensed inspector (every home is tested; score varies per plan & home permit date)

## Energy-efficiency

LED lights throughout  
Continuous eave roof ventilation  
R-8 Perimeter foam insulation at slab  
Up to 96% efficient tankless water heater  
R-15 blown-in insulation in external walls. Excludes garage  
Sill seal foam gasket used under exterior framing, against concrete, to reduce air loss

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Radiant barrier roof decking  
R-44 blown-in insulation in attic  
R-8 Insulated and mastic sealed A/C ducts  
Gas heating 96% high efficiency furnace & duct work  
Polycell caulking around windows, doors and joints (energy efficient caulking package)  
Low-e Thermalpane tilt-in vinyl windows with screen (U-Factors of .30 or less & SHGC Coefficient with argon gas of .26 or less)

## Garage

Pull-down attic access in garage (per plan)

Finished 2-car garage with wall texture, trim and paint

## Safety

Carbon Monoxide detectors  
Oriented Strand Board (OSB) exterior walls  
Tornado Straps that secure perimeter walls to rafters/roof

Installed smoke detectors  
Anchor bolts that secure perimeter walls to foundation

## Smart Home Features

Ecobee® Programmable, Wifi-Enabled, Thermostat with Heat/Cool Auto mode  
Kwikset door hardware, including Smartkey functionality at all exterior doors

2 Electrical outlet w/dual USB ports in kitchen (permits after 03/01/2024)  
2 Electrical outlet w/dual USB ports in primary bedroom (permits after 03/01/2024)

## Exterior Finishes

Full sod  
2 Woodford freeze-proof exterior water spigots  
Minimum of 2 exterior waterproof electrical outlets

Wellington landscape package  
Guttering over entry and AC pad (vary per plan)  
Brick exterior with partial siding (varies per plan)

## Warranties

Termite company's 5-year warranty  
RWC New Home limited 10-year warranty  
Manufacturer's lifetime limited shingle warranty

Builder's limited one-year warranty  
Manufacturer's limited appliance warranty  
Manufacturer's limited heating & cooling units warranty

\* Features subject to availability.

Due to constant updates and revisions of our plans, your home may vary slightly from the designs features here. Please consult your New Home Consultant for details.





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## Kitchen

Pendant lights over bar  
Water line for refrigerator icemaker  
Tiled backsplash up to the bottom of cabinets  
1/3 horsepower sink garbage disposal w/ air switch  
30" soft-close upper kitchen wood cabinets (painted/stained)

\*Price Pfister® kitchen faucet  
3cm granite or quartz kitchen countertops  
1/3 horsepower sink garbage disposal w/air switch  
Undermount single basin kitchen sink (stainless steel)

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